

Board of Zoning & Appeals
MINUTES
(Via Tele-Conference)
September 2, 2020

MEMBERS PRESENT: John Kester, Ede Graves, Sandra Quinn, Johnny Wilson, & James Dozier

MEMBERS ABSENT: None

OTHERS PRESENT: Matthew Millwood & Debra Grant

- I. Call to Order**
- II. Roll Call** (Board Secretary)
- III. Public Hearing: None**
- IV. Approval of Minutes for August 12, 2020;** Ms. Quinn made a motion to approve the minutes as submitted, seconded by Ms. Graves; the motion carried 4 to 0 by a roll call vote *(Mr. Dozier was not on the tele-conference at this time)*
- V. Variance Request**

V#20-10 **DSW Homes**, agent for Helen Vanderhorst of 216 Meeting Street (TMS#05-0033-027-00-00), is requesting a variance to Article VIII (side yard setbacks) of the City of Georgetown Zoning Ordinance. **Matt Millwood/City Staff** told the Board that the request is to allow a new home to be constructed by the Disaster Recovery Program, the current home will be demolished and the proposed new home will be built, however looking at the sketch plat that is in the packets show that this property is very narrow, it is only 25 ft. wide and 216 ft. in depth. Matt said the pictures that were included in the packets show that the current home encroaches the side setbacks and the proposed home will not be as wide, being only 15 ft. wide. With the setbacks in Residential (R4) being eight (8) feet on each side, this new house still requires a three (3) ft. variance on both sides to fit this new house on this lot. **Mr. Kester** asked Matt how close the existing house was to the side setback. **Matt** said he did not know the exact measurements, however it appeared to be approximately 1 ft. off on one side and about 2 on the other. **Mr. Dozier** asked staff if the neighboring properties decided that they want to build a home, wouldn't they need a side yard setback variance as well, because the properties look about the same size. **Matt** responded telling Mr. Dozier to look at the survey provided in the packet, not the zoning map. It shows that the neighboring parcel to the north owned by Sam Washington Jr. is wider than the Vanderhorst parcel. **Ms. Graves** said that it shows it being 37.5 feet in width, while Ms. Vanderhorst property is only 25 feet in width. **Mr. Dozier** stated that he just wanted to make sure that the surrounding property owners were OK with this variance, if granted. **Ms. Smalls** said that she owns the adjacent lot to the south of the Vanderhorst property (labeled Robert Smalls HRS on the plat) and they support the granting of this variance so Ms. Vanderhorst can get a new house. Ms. Smalls also said she lives across the street at 213 Meeting Street. **Mr. Dozier** said he just wanted to make sure there would not be any problems with the neighbors. **Mr. Dozier** also asked if there would be any issues with the fire department and getting fire insurance if this was granted. **Matt** said that if the variance for three (3) feet is granted,

that it would still leave a five (5) feet setbacks on either side. Even if the neighboring properties built new homes they would have to meet required setbacks as well, and we only require six (6) feet of separation between buildings in the City. **Ms. Graves** spoke up wanting to make a point that the lot is only about 5,400 sq. ft. in area. The Residential (R4) zoning district requires 6,000 sq. ft. to be a buildable lot but Section 900 of the zoning ordinance allows an exception for up to 45% grace to this lot area, so lots can be built upon. Staff already utilized this exception and justified that the lot is buildable. **John Sigledy**, of DSW Homes, said that this will be a stick built house, not a modular or mobile home. They have done a total of 371 of these homes for the Disaster Recovery Program and they are great projects.

Motion: Ms. Quinn made a motion to grant the 3 ft. variance on both sides of the property as requested, seconded by Ms. Graves; the motion carried 5 to 0 by a roll call vote.

VI. Board Discussion: None

VII. Adjournment: With there being no further business the meeting was adjourned.

Submitted By,

*Debra Grant
Board Secretary*